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FYLINGHOLM • BOGGLE HOLE • WHITBY



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**PRS** Property Redress Scheme



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## FYLINGHOLM

Bridge Holm Lane, Boggle Hole,  
Whitby, North Yorkshire YO22 4QG

*Fylingthorpe 2 miles • Robin Hood's Bay 2½  
miles, Whitby 7 miles • Scarborough 16 miles  
York 50 miles*

**Remarkable period coastal house  
with garden and glorious sea  
views**

Entrance vestibule • hallway • sitting  
room • kitchen/dining room • garden  
room • studio

5 bedrooms • bathroom

Off street parking • garden • covered log  
store • shed

Separate band of woodland

In all some 0.8 acres

**For Sale Freehold**



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Fylingholm is situated in the National Park and is a perfect blend of late Victorian and Arts and Crafts architectural styles. The house stands alone, a mile or so down a winding country lane that descends to the cove at Boggle Hole. This North Sea bay between Robin Hoods Bay and Ravenscar is known for its fossils, Whitby jet and fascinating history. The date of the property, 1899, is carved in ornamental brickwork above the original front door.

Fylingholm has been sold only a handful of times since it was first built by Mr Byles, a newspaper proprietor from Bradford. This treasured family home is now offered for sale for the first time in nearly 50 years.

- Detached three storey house
- Surrounded on all sides by established gardens
- Family sized accommodation of more than 2250 sq ft
- Period and character features throughout
- Glorious sea views from most aspects
- Additional slice of land across the lane
- Strolling distance to the bay on the Yorkshire Heritage Coast
- Comfortable walk along the beach to Robin Hood's Bay and further to remoter beaches

Fylingholm is a grade II listed property constructed of high quality Victorian engineering brick with mullioned windows throughout, ornamental brickwork and projecting buttresses on all four corners. The interiors reveal an abundance of high quality cabinetry including original pitch-pine floors, heavy ceiling beams and a distinguished staircase. On every floor the intrinsic character and original features of the property have been retained and wherever renovation has been

necessary over the years, such as installing central heating or a working kitchen, it has been managed with sensitivity and style. Resolutely unfitted, the kitchen uses an electric Aga for cooking and a kitchen-maid for drying laundry. There is ample room for a large dining table, a working table, cupboards and informal seating. The original back door of the kitchen leads to a working space lit by lovely north east light from above and currently used as an artist's studio and plant nursery. This leads directly to the old wash-house, now housing the library and office. Both the studio and library have doors leading directly into the garden.

### Outside

A small drive with parking for two cars lies just off the country lane. The house is sheltered by an imposing Corsican Pine tree and the garden is bounded by a mature beech hedge along the south-east edge, both original to the house. An ornate brick path leads through the mature garden to the front door. There is an oil tank in the drive and a sheltered brick log/coal store attached to the house. The well-established garden is bounded on three sides by a Hawthorn hedge, has lawns and flowerbeds providing year-round interest as well as magnificent views of the surrounding country and sea. On the opposite side of Bridgeholm Lane is an additional enclosed slice of land that falls within the curtilage. This south-facing bank is well wooded with oak, hazel and apple trees and a network of green pathways. For fifty years at least, no chemicals or weedkiller has been used on any of the land belonging to the house.

### Environs

Bridgeholm Lane runs off the Moors between Stoupe Beck and Butchers Beck to Boggle Hole itself, where local lore has it inhabited by benign fairy-folk known as 'boggles'. This old smuggler's inlet has a water mill, recently restored and developed into a youth hostel, café and bar. The lane itself was featured in AS Byatts award-winning novel 'Possession' where it is described as abundant with wild flowers along its length; this still holds true. As well as the obvious attraction of strolling on the beach there is an abundance of walking, cycling and horse riding routes in the immediate area including the disused Whitby to Scarborough railway line. Also local are

three famous walks: The Cleveland Way that runs along the cliff path, the Coast to Coast walk that terminates at nearby Robin Hoods Bay and the moorland Lyke Wake Walk that terminates at nearby Ravenscar.

The neighbouring village of Fylingthorpe leads to Robin Hoods Bay and has a range of amenities including shops, pubs, churches and a primary school. Fylinghall School, an independent co-educational school, is situated in the countryside between the property and the village. A wider range of amenities can be found at the thriving seaside town of Whitby, just a short drive to the north.



**Tenure:** Freehold

**EPC Rating:** Exempt as Grade II listed

**Services & Systems:** Mains water and electricity. Oil central heating. Private drainage.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Local Authority:** North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

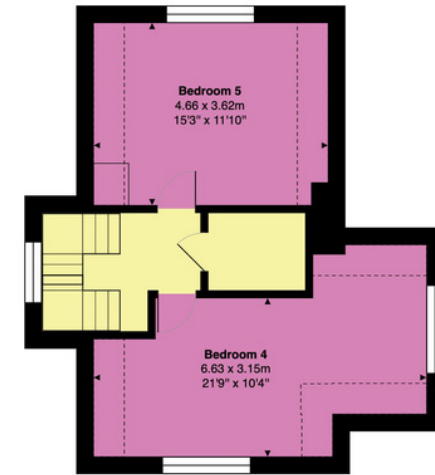
**Directions:** Fylingholm can be found on Bridge Holm Lane on the left hand side, some half a mile up from Boggle Hole car park.  
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# Fylingholm, Bridgeholm Lane, Boggle Hole, Whitby, YO22 4QG

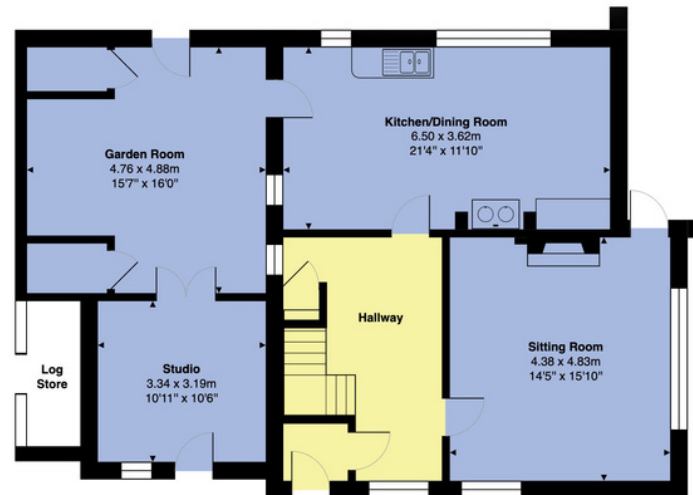


Gross Internal Area: 209.8 m<sup>2</sup> ... 2259 ft<sup>2</sup> (excluding log store)

All measurements are approximated for display purposes only and should be independently verified  
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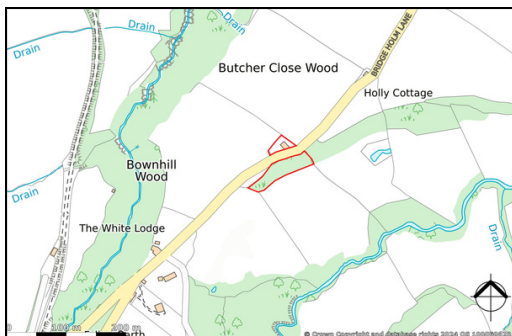
**Second Floor**  
Gross Internal Area: 49.2 m<sup>2</sup> ... 529 ft<sup>2</sup>



**Ground Floor**  
Gross Internal Area: 99.1 m<sup>2</sup> ... 1067 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 61.6 m<sup>2</sup> ... 663 ft<sup>2</sup>



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars: Summer 2023 and April 2024



City

Country

Coast